



**Recommendation for
Water & Wastewater Commission**

Commission Meeting Date:	November 9, 2016
Council Meeting Date:	December 1, 2016
Department:	Austin Water
SUBJECT	
<p>Authorize the negotiation and execution of an agreement with OSF West Fifth, LP for the City to reimburse the developer for an amount not to exceed \$67,275 for costs associated with the design and construction of an oversized water main and appurtenances related to Service Extension Request No. 3836R that will provide water service to a proposed commercial development located at 1411 W 5th Street. (District 9)</p>	
AMOUNT AND SOURCE OF FUNDING	
Funding is available in the Fiscal Year 2016-2017 Capital Budget of the Austin Water.	
Purchasing Language:	N/A
Prior Council Action:	N/A
For More Information:	Phillip Jaeger, 512-972-0232; Denise Avery, 512-972-0104
Boards and Commission Action:	November 9, 2016- To be reviewed by the Water and Wastewater Commission.
MBE/WBE:	N/A

The “West 5th Street Self-Storage” project consists of approximately 1.06 acres of land located at 1411 W 5th Street (the “Property”). The Property is located entirely within the City of Austin’s (the “City”) Full-Purpose Jurisdiction, Impact Fee Boundary, Austin Water’s service area, the Desired Development Zone, and the Lady Bird Lake Watershed. A map of the property location is attached.

OSF West Fifth, LP (“Applicant”) is proposing to develop approximately 191,744 sq. ft. self-storage facility and 3,078 sq. ft. retail space. The “Applicant” requested that the City provide water utility service to the Property as proposed in Service Extension Request (SER) No. 3836R. Austin Water will provide retail wastewater service to the Property.

In accordance with Chapter 25-9 of the City Code, the City has asked the “Applicant” to oversize the water main in order to serve additional properties within the Central North water pressure zone consistent with the City’s long range planning goals for this area. If approved by City Council, the City will cost participate in this construction project only to the extent of the City’s proportionate share of the oversized water main.

The proposed oversized improvements include construction of approximately 300 feet of 16-inch water main along W 5th Street between Pressler Street and Paul Street.

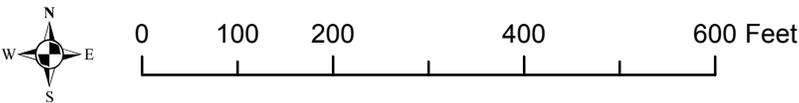
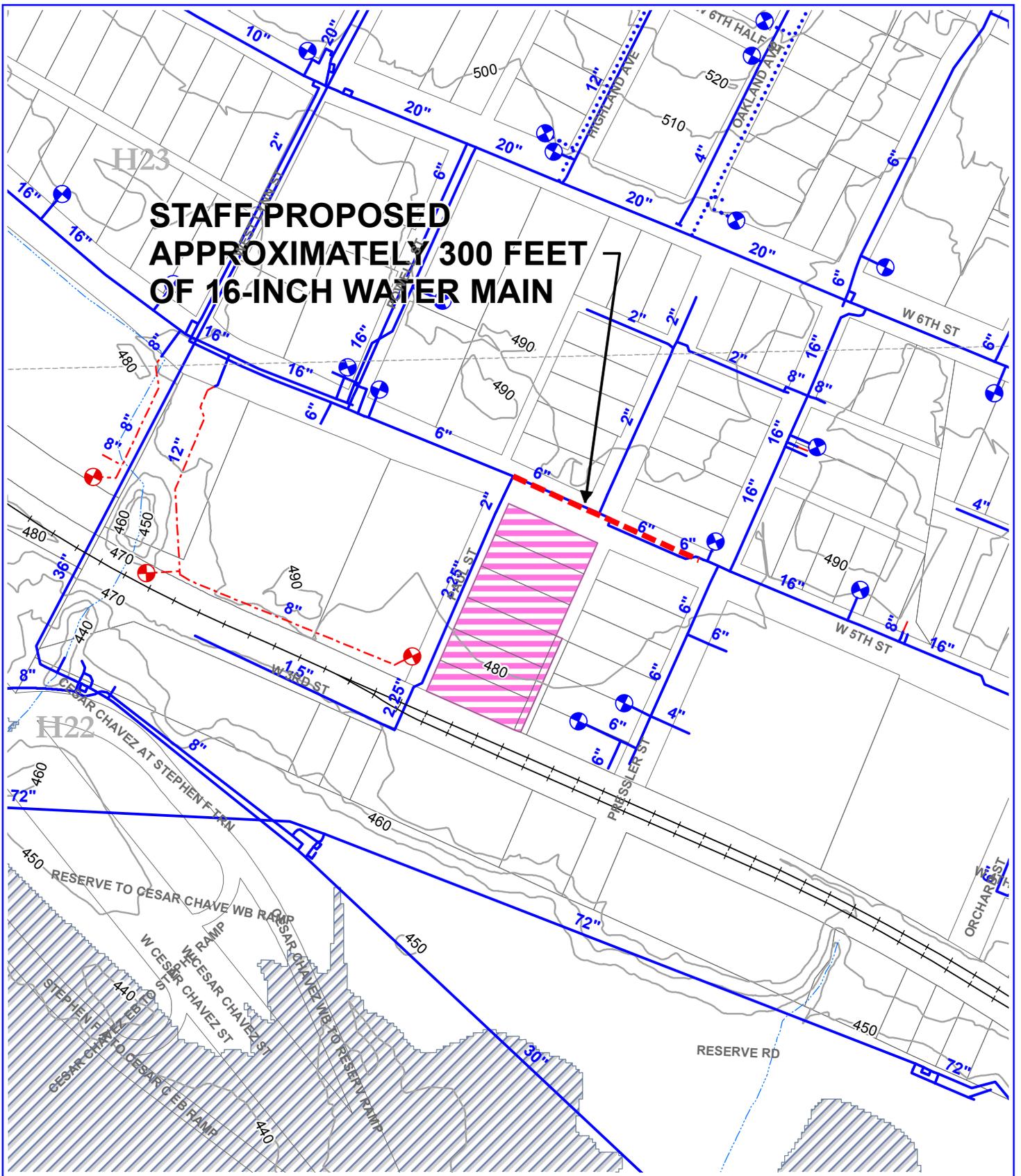
The City will reimburse the “Applicant” for an overall total amount not to exceed \$67,275 for hard costs and soft costs. Hard costs include, but are not limited to, construction and materials. Soft costs include, but are not limited to, preliminary engineering reports, surveying, geotechnical studies, design, and project management. The City’s cost participation by project component is as follows:

- For costs of the 16-inch water main (the minimum pipe diameter of 8-inches required to serve the Property to an oversized 16-inch) and appurtenances, the City’s maximum participation consists of: (1) hard costs, in an amount not to exceed 50% of the hard costs of the 16-inch water main and appurtenances, and (2) soft costs, in an amount not to exceed 15% of the City’s hard cost participation amount.

Other terms of the agreement will require that the “Applicant”:

- Pay all costs for financing, interest, fiscal security, accounting, insurance, inspections, permitting, easement acquisition, legal services, and other non-reimbursable soft costs associated with the project;
- Conform to the City’s design criteria and construction standards;
- Construct all improvements at their cost and, after the City’s final approval of the construction, dedicate the facilities to the City for ownership, operation, and maintenance;
- Allow the City to use the project plans and specifications approved by the City to solicit and publish invitations for bids for the construction of the improvements; and
- Follow the City’s standard bidding practices and procedures, including the minority-owned business enterprise procurement program found in Title 2 of the City Code, and Texas Local Government Code Chapters 212 and 252.

The proposed project will be managed through Austin Water staff and is located in zip code 78703, in City Council District 9.



- Subject Tract
- 100-yr FEMA Floodplain

W. S.E.R. Name: West 5th Street Self-Storage (Revised)

W. S.E.R. Number: 3836R

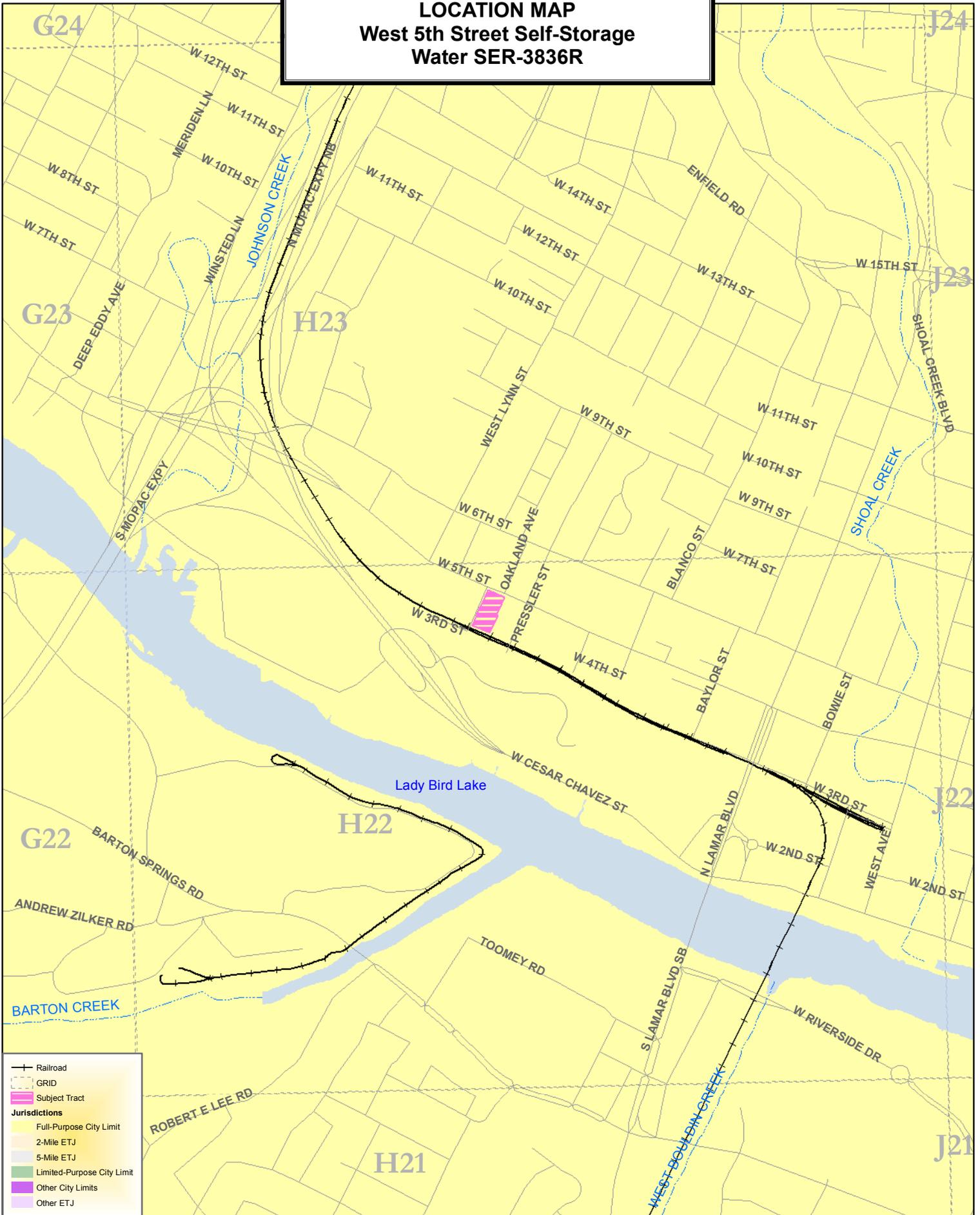
Utility Development Services Plotted 10/07/2016

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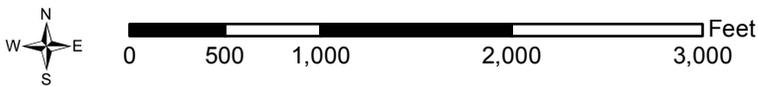
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

LOCATION MAP

West 5th Street Self-Storage Water SER-3836R



	Railroad
	GRID
	Subject Tract
Jurisdictions	
	Full-Purpose City Limit
	2-Mile ETJ
	5-Mile ETJ
	Limited-Purpose City Limit
	Other City Limits
	Other ETJ



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10/11/2016